



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

**MINUTES
Wednesday, March 29, 2006**

2006-0216 – Charles Brown [Applicant] **Desmond A. Nolan Et Al** [Owner]: Application for a Special Development Permit to allow decks over the garages in the rear yard. The property is located at **461 & 471 South Murphy Avenue** (near W Olive Ave) in a DSP-11 (Downtown Specific Plan/Subdistrict 11) Zoning District. (APNs: 209-26-006, 209-26-007)

In attendance: Charles Brown, Applicant; Dick Stein, Neighbor; Gerri Caruso, Administrative Hearing Officer; Troy Fujimoto, Project Planner; Luis Uribe, Staff Office Assistant.

Ms. Gerri Caruso, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Ms. Caruso announced the subject application.

Troy Fujimoto, Project Planner, stated that the applicant proposes to modify a previously approved project to add usable open space over the existing garage spaces on the detached garage building towards the rear of the site. The usable open space will be accessed from each private yard through a staircase up to a raised balcony on the front half of the detached garages. No other modifications are proposed on the site.

Ms. Caruso opened the public hearing.

Charles Brown, Applicant, received and reviewed the staff report. Mr. Brown had no objections to the Conditions of Approval.

Dick Stein, Neighbor, stated that he is concerned with parking issues as well as the amount of support that will be used to hold the deck. Ms. Caruso stated that the City's structural engineer will verify that the structure will have an adequate amount of support.

Mr. Brown stated that the project will have an owners association and Ms. Caruso noted that there was a discussion concerning parking issues.

Ms. Caruso closed the public hearing.

Ms. Caruso approved that application subject to the Findings and Conditions of Approval provided by staff in the staff report.

Ms. Caruso stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

The meeting was adjourned at 2:19 p.m.

Minutes approved by:

Gerri Caruso, Principal Planner